AGENDA for the REGULAR MEETING of the CITY of KINGSPORT GATEWAY REVIEW COMMISSION

IMPROVEMENT BUILDING JIMMY WALKER CONFERENCE ROOM

December 21, 2018

10:00 A.M.

- I. Introductions and recognition of visitors.
- II. Approval of the Minutes from the July 27, 2018 regular meeting.
- III. Old Business:
- a. NONE
- IV. New Business:
 - a. Consider a Certificate of Appropriateness for the construction of a new hotel to be located on South Wilcox Drive.
- V. Other Business:
 - a. Next meeting January 25, 2019
- VI. Adjourn

MINUTES OF THE May 18, 2018 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

May 18, 2018

10:00 a.m.

Members Present

Members Absent

Vivian Crymble, Co-Chairman

Josh Davis

Jim Wright, Co-Chairman

Alderman Betsy Cooper

Lynn Tully

John Perdue

Debra Bridwell

Visitors

Staff Present

Jessica Harmon

Co-Chairman Crymble called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting.

The minutes of the April 20, 2018 Gateway Review Commission meeting were presented. Co-Chairman Jim Wright motioned to approve the minutes. The motion was seconded by John Perdue. The minutes were approved unanimously.

OLD BUSINESS

The only item on the agenda under old business was a review of the Gateway Regulations. During this time, the Commission went through the proposed regulation changes topic by topic. Minor wordsmithing was suggested by the Commission prior to taking the item forward to the Planning Commission. At this time Co-Chairman Crymble opened the floor for the public hearing on this item. No one was present to speak so the public hearing was closed. A motion was made by Debra Bridwell to forward a positive recommendation to the Planning Commission for the proposed Gateway District Overlay Text Amendments. The motion was seconded by John Perdue and approved unanimously.

NEW BUSINESS

The only item under new business was to consider a certificate of appropriateness for the exterior remodel of McDonalds located at 1331 S. John B Dennis Highway. Staff presented the item to the Commission and explained the extent of the details of the remodel and that this was an effort by McDonalds to upgrade all of their stores in the region. Staff explained that this was just approval for the façade and the signage would be presented to the Commission at a later date. A motion to grant the certificate of appropriateness was made by Lynn Tully and seconded by John Perdue. The motion was approved unanimously.

OTHER BUSINESS

Under other business, staff explained that the Aquatic Center is asking to put up a temporary screen in their fencing along the pool. The reason for this fence is to screen the pool users from the construction occurring at the new Eastman Credit Union site. Staff explained that this would be a black windscreen and come down immediately after the construction. Staff also explained that the YMCA has asked to bring in a temporary storage container in to store some stuff outside. The YMCA has expressed that this would be a temporary use but at the time of the meeting had not nailed down a timeframe. Staff explained that this item would be presented later when a timeframe could be set.

Staff shared that the next meeting was scheduled for July 27, 2018.

There being no further business, the Commission adjourned at 10:37 a.m.

Respectfully Submitted,

Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

Property Information	Fairfield Inn & Suites by I	Marriott		
Address	South Wilcox Drive			
Tax Map, Group, Parcel	Part of TM76 Parcel 6.20)		
Civil District	13th Civil District			
Overlay District	Gateway			
Land Use Designation	Retail/Commercial			
Acres	+/- 2 acres			
Existing Use	Vacant		Existing Zoning	B-3
Proposed Use	Commercial - Hotel		Proposed Zoning	No Change
Owner /Representative I	nformation			
Name: Will Robinson		Request	a Certificate of Ap	propriateness for:
Address: 1248 N. Shorew	ood Lane	Building	Permit for:	
City: Caryville		New Cor	struction for Fairf	ield Inn & Suites
State: TN Zip Code	: 37714		nte Improvement f	
Email: wrassociates@bell	south.net		on or Renovation fo	
Phone Number: (865) 386	6-4200	LAPAIISIU	m or Removation I	
Planning Department Rec	commendation		NAME OF STREET	
(Approve, Deny, or Defer)			
The Gateway Review Con	, nmission is asked to grant grad tural elevation approvals.	ding plan, si	ite plan, landscapi	ng plan, lighting plan,
A full set of plans has bee	n submitted for a new Fairfield	Inn and Sui	ites to be located a	it the intersection of So

Staff Field Notes and General Comments:

Wilcox Drive and Southgate Place.

Currently the site is vacant property that has recently been subdivided

All plans and architectural elevations are attached to this report

Planner:	Harmon	Date: December 11, 2018	
Gateway Revie	w Commission Action	Meeting Date:	December 21, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROP	ERTY	INFOF	RMATI	ON
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ADDRESS

South Wilcox Drive

DISTRICT, LAND LOT

13th Civil District, Part of Tax Map 76, Parcel 6.20

OVERLAY DISTRICT

Gateway District

EXISTING ZONING

B-3

PROPOSED ZONING

No Change

ACRES 2.00

EXISTING USE Vacant

PROPOSED USE Hotel

PETITIONER:

Chantz Scott

ADDRESS:

1248 N Shorewood Lane Caryville, TN 37714

REQUEST A CERTIFICATE OF APPROPRIATNESS FOR:
Building Permit for:
New Construction for: Fairfield Inn & Suites by Marriott
Real Estate Improvement for:

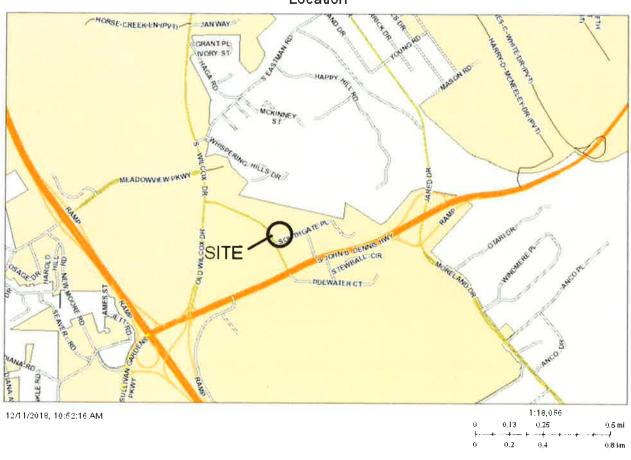
Expansion or Renovation for:

INTENT

The applicant is seeking approval of a grading plan, site plan, landscaping plan, lighting plan, signage and architectural renderings for a new building located at the intersection of Southgate Place and South Wilcox Drive. The site plan submitted shows a new four-story building with 86 spaces which exceeds the requirement set forth in the Zoning Ordinance. A landscaping plan has been submitted and reviewed by the City Landscaping Specialist. The minimum requirements for landscaping have been met. Architectural renderings have been provided showing the use of EFIS, Cement Board Siding and Stone.

All plans and architectural elevations are attached to this report

Location





Aerial w/Utilities



Prepared by Kingsport Planning Department for the Kingsport Gateway Review Commission Meeting December 21, 2018

Gateway Report File Number 18-105-00013



Project Summary:

All plans and architectural elevations are attached to this report

<u>DEVELOPMENT STANDARDS FOR THE B-3 DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS</u> A WHOLE:

Front yard: 20 feetRear yard: 30 feet

• Side yard: no requirement

No ground coverage requirement

• 50 feet of road frontage

No maximum building height

Sidewalk required and proposed for installation along Southgate Place.

PARKING

86 parking spaces shown

Parking exceeds the requirements of the Zoning Code

LANDSCAPING REQUIREMENTS

A landscaping plan has been submitted and been reviewed by the Landscaping Specialist for the City. Landscaping has been provided along the right-of-way, building, and also include in the parking lot islands. Sufficient landscaping is also shown around the base of the signage.

DESCRIPTION OF PROPERTY FEATURES

The proposed development will have access off of S Wilcox Drive. The property was subdivided back in November to create the development sight.

BUILDLING ELEVATIONS/MATERIALS

Building elevations have been provided showing all sides of the structure. Proposed materials include EFIS in various brown tones, Cement panel siding in various brown tones, and stone.

SIGNAGE

Proposed signage for the freestanding monument sign as well as wall mounted signs has been submitted. Currently they are proposing a 5' tall monument sign with a stone base to be located at the entrance on S. Wilcox Drive. This sign is 20.5 square feet which is well under the allowed 50 square feet they are allowed. The wall signage consists of one sign at the top of the front of the structure totaling 28.73 square feet and a smaller sign on the entrance to the portico which is 5.97 feet. Combining these two together, they are proposing 34.7 square feet which is well below the 150 allowable square feet.

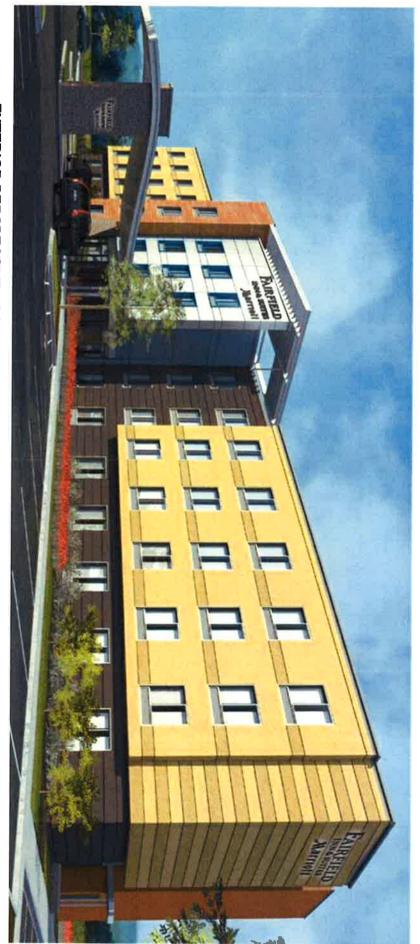
THE PROPOSED DRAWINGS ARE CURRENTLY UNDER REVIEW BY THE HOTEL BRAND. SHOULD SOMETHING NOT BE APPROVED BY THEM, IT WILL BE RESUBMITTED TO THE GATEWAY REVIEW COMMISSION FOR AN AMENDMENT TO THE APPROVAL.

Kingsport Gateway Review Commission

Gateway Report File Number 18-105-00013

CONCLUSION

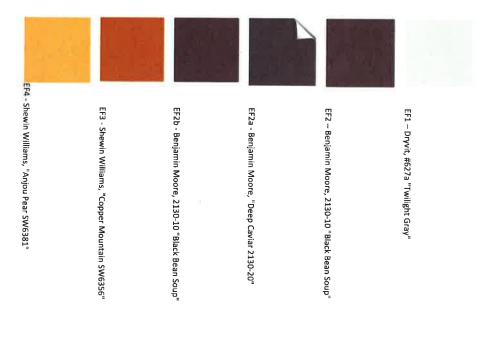
Staff is recommending approval of the grading plan, site plan, landscaping plan, lighting plan, signage plans and architectural elevations based upon conformance to the intent of the Gateway District Regulations.



EXTERIOR PERSPECTIVE - SOUTHWEST SCHEME

Fairfield Inn Kingsport TN Exterior Finishes

"Southwest Scheme"





EF4a - Shewin Williams, "Golden Rule SW6383"



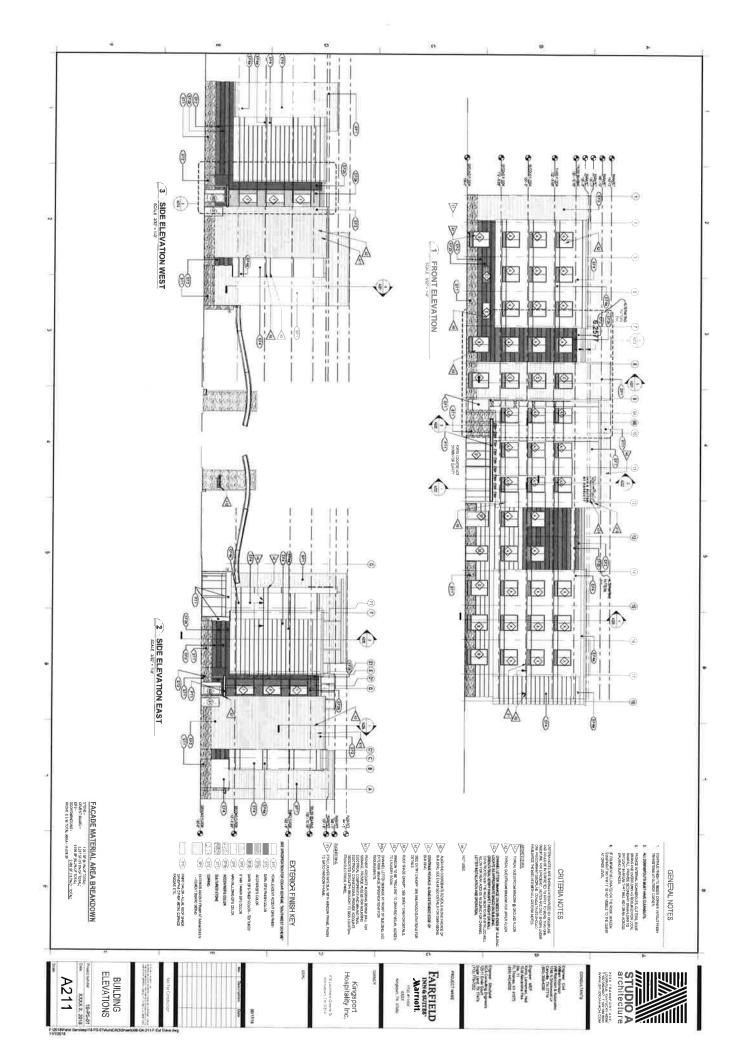
ST1 - Eldorado Stone, Pattern: Cut Coarse Stone, Color: Oyster

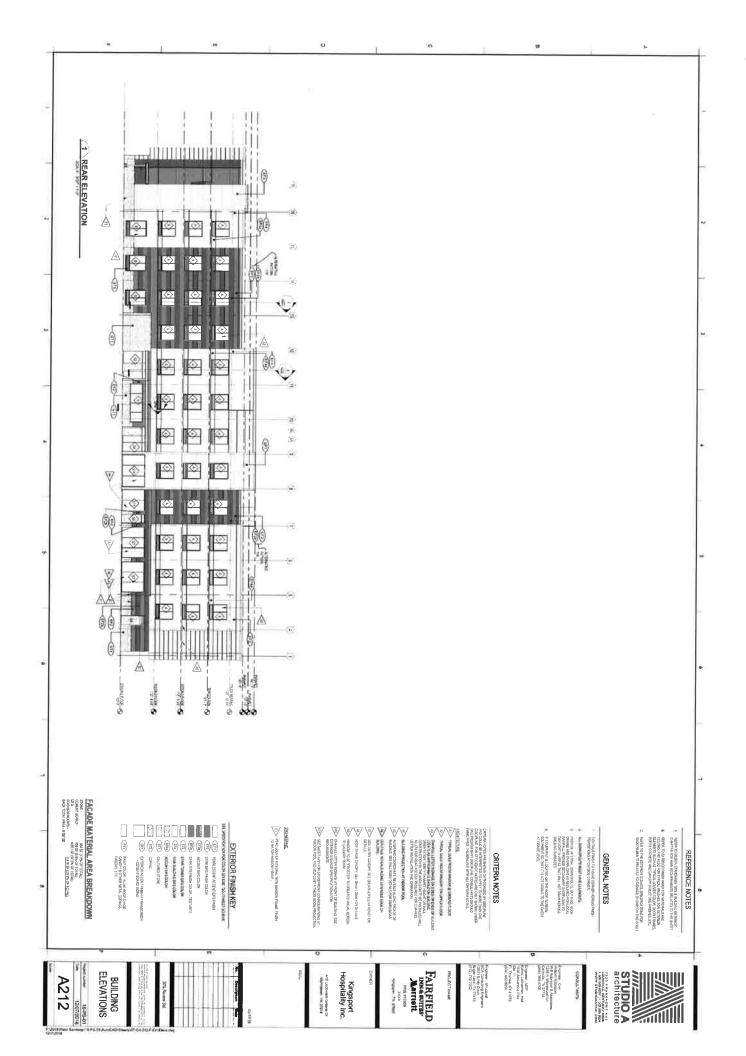
ST2 - Custom Cast Stone, To match adjacent wall color

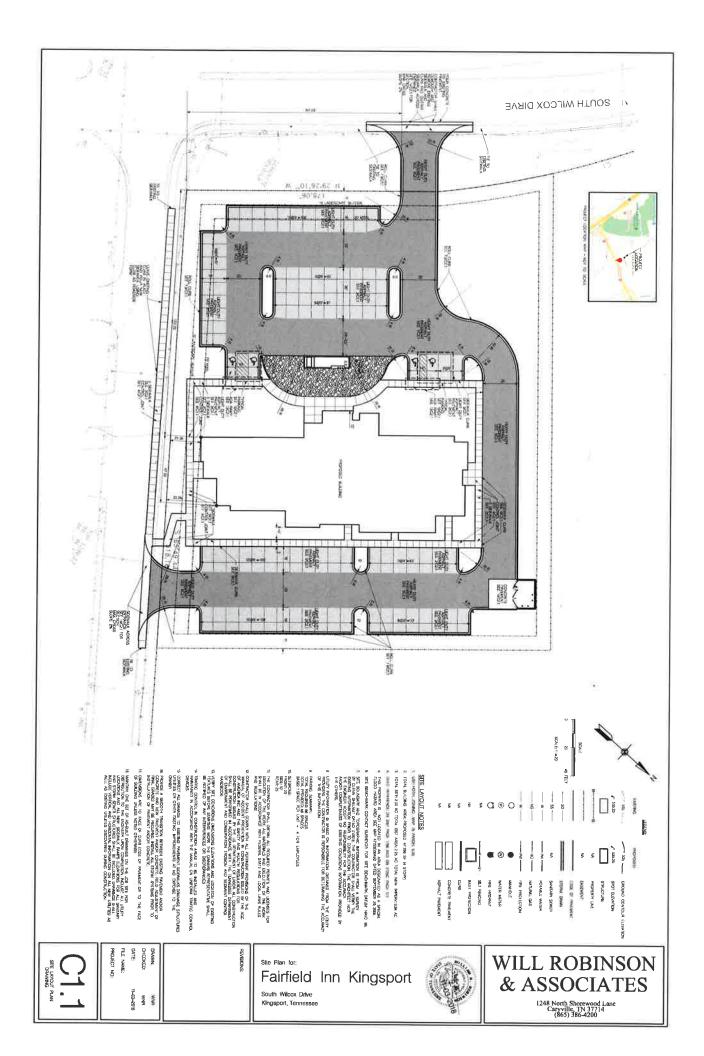


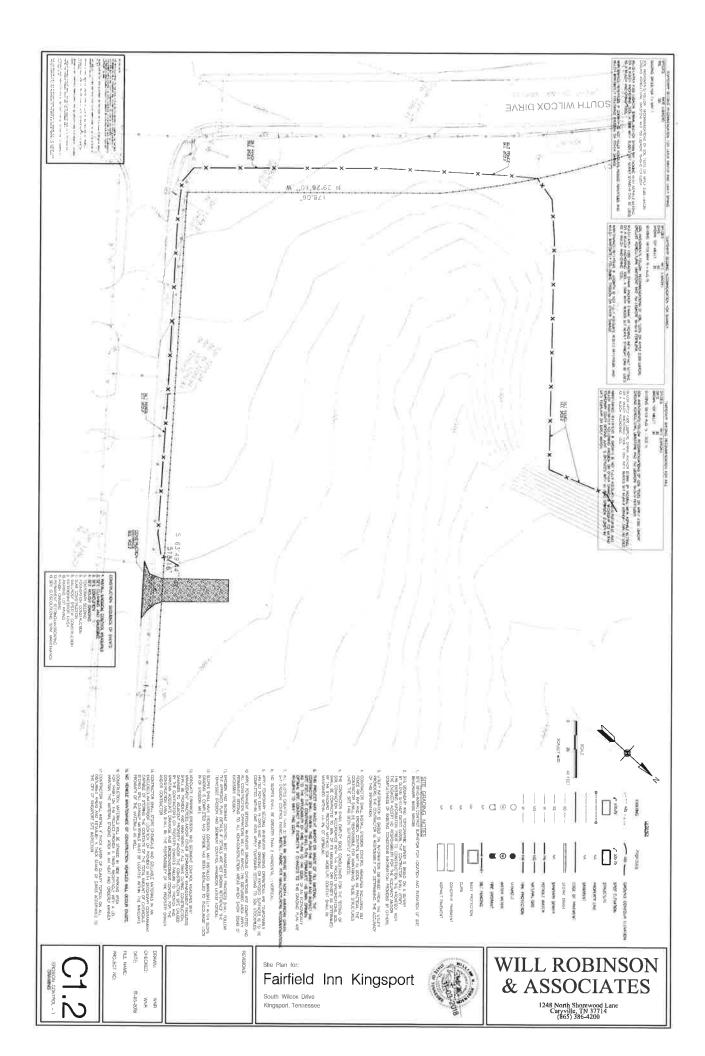
SP1 - James Hardie, Artisian Lap, Benjamin Moore "Log Cabin 2163-10"

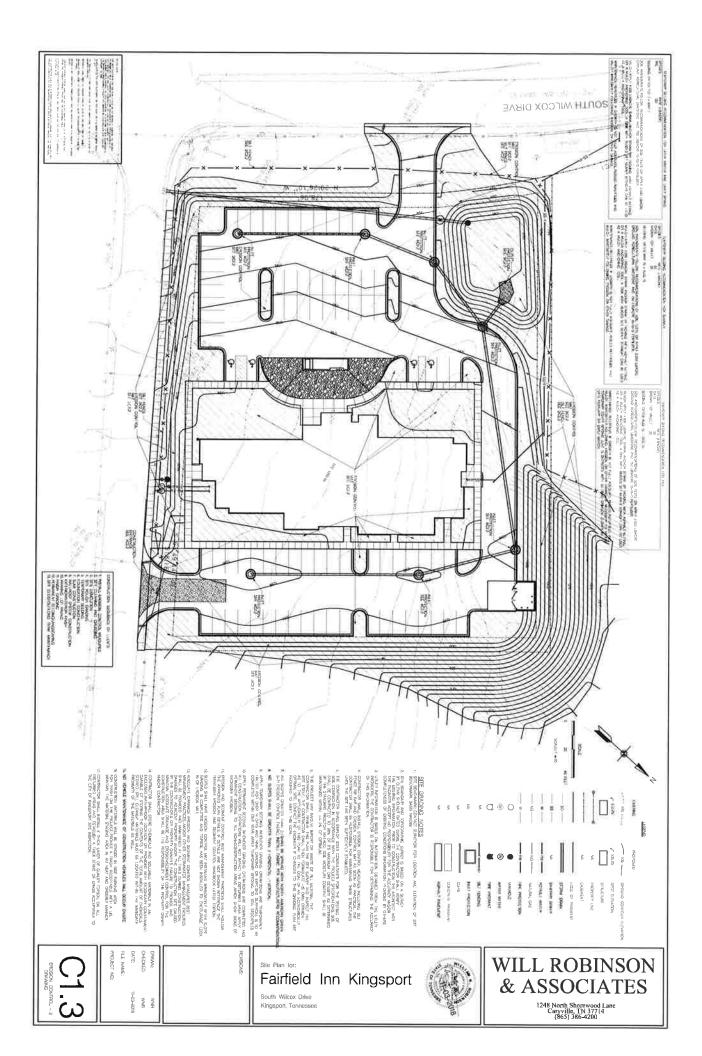
PT1 - 3-coat Liquid Fluoropolymer Finish, Color: PPG #UC43350 (Duranar)

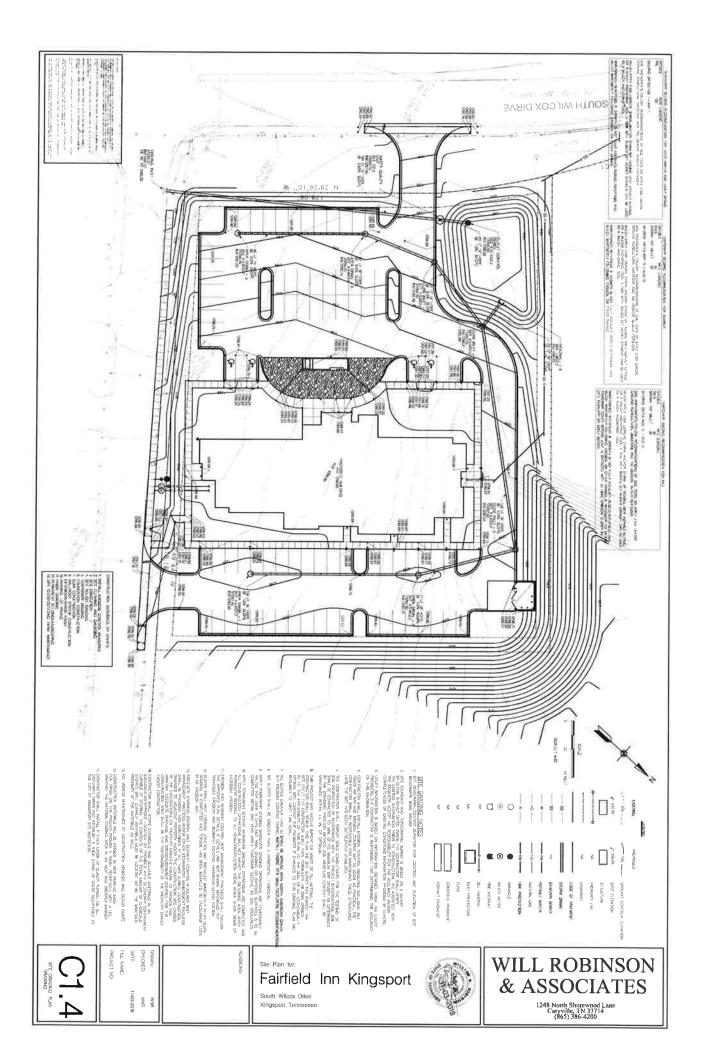


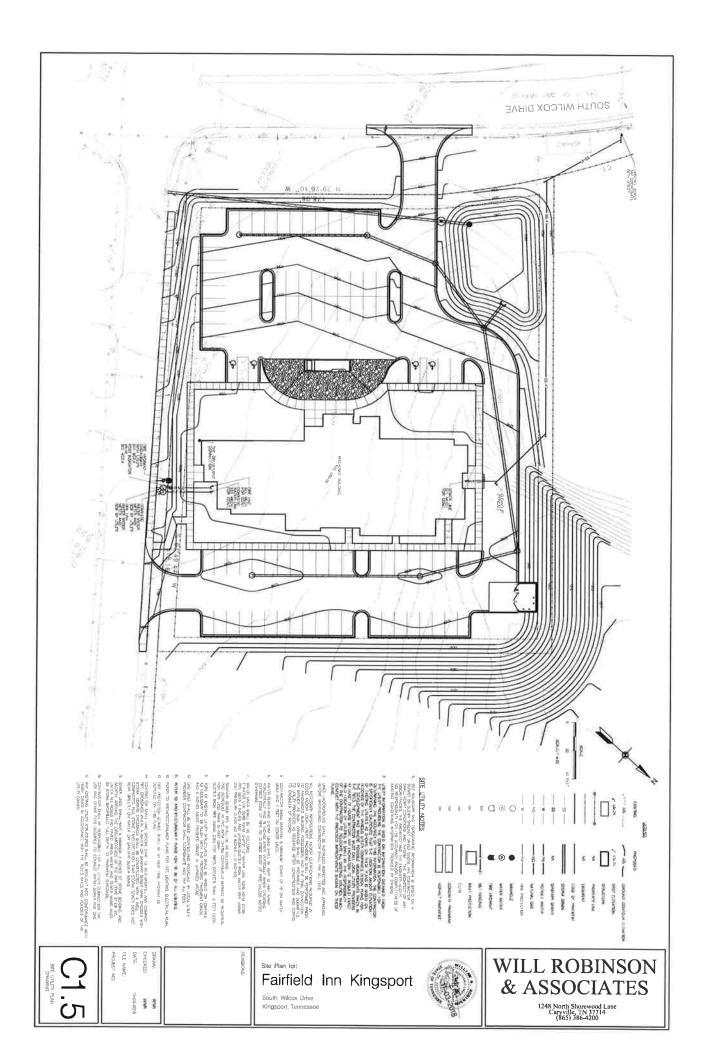


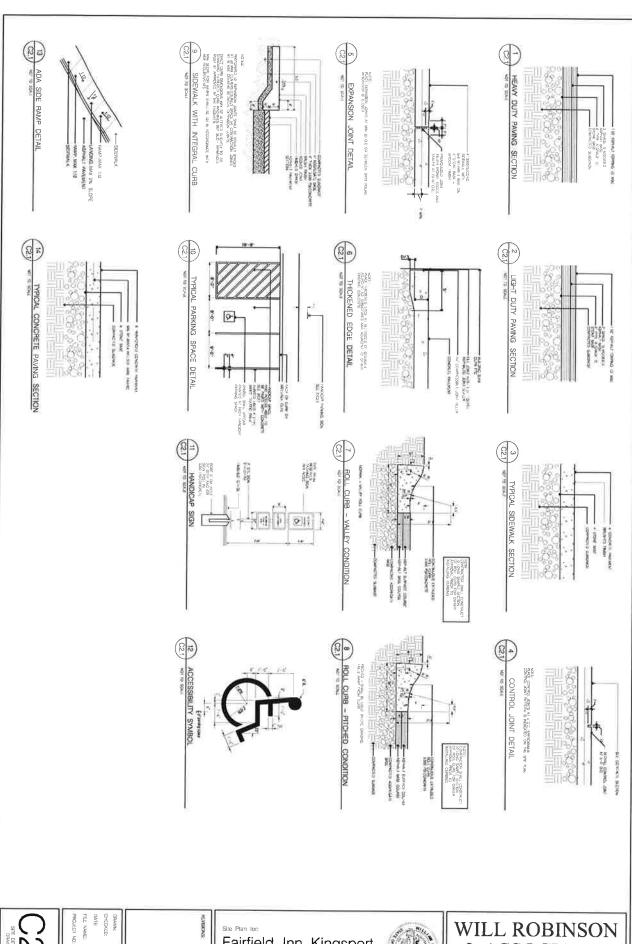










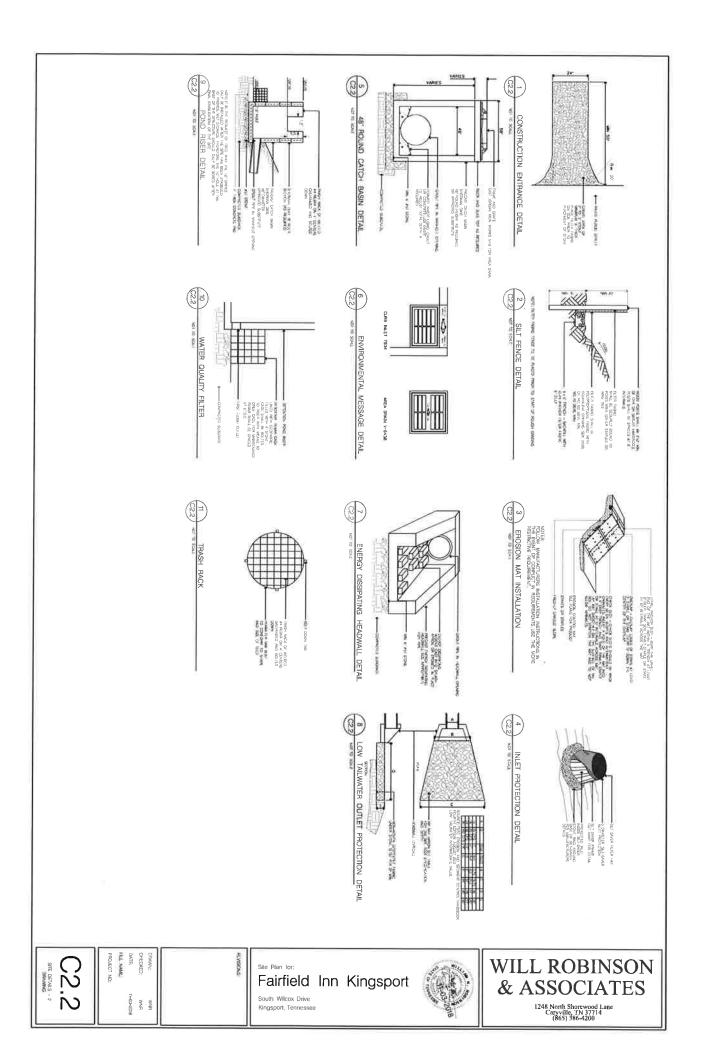


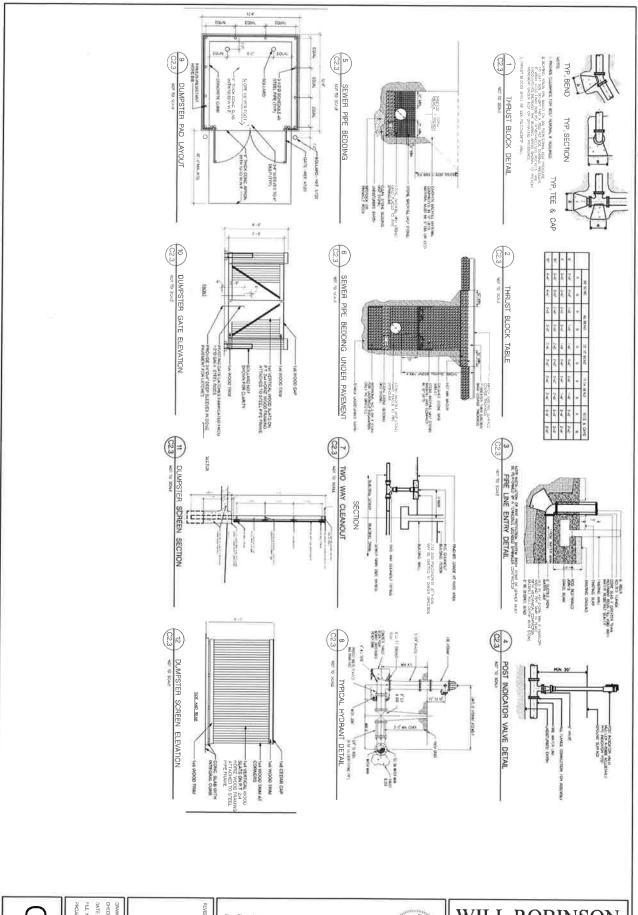
DATE: WNE ANA

Fairfield Inn Kingsport South Wilcox Drive Kingsport, Tennessee



1248 North Shorewood Lane Caryville, TN 37714 (865) 386-4200





C2.3 DRAWING - 3

CHECKED: DATE: 11-03-2018 RNW

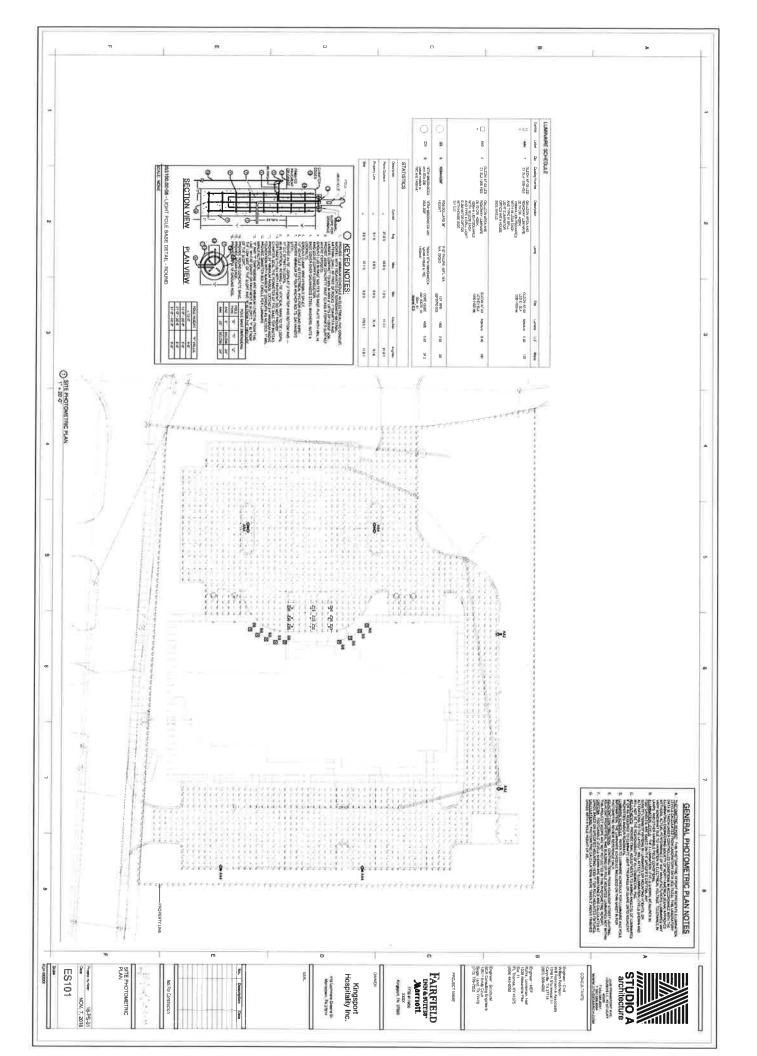
Site Plan lor:

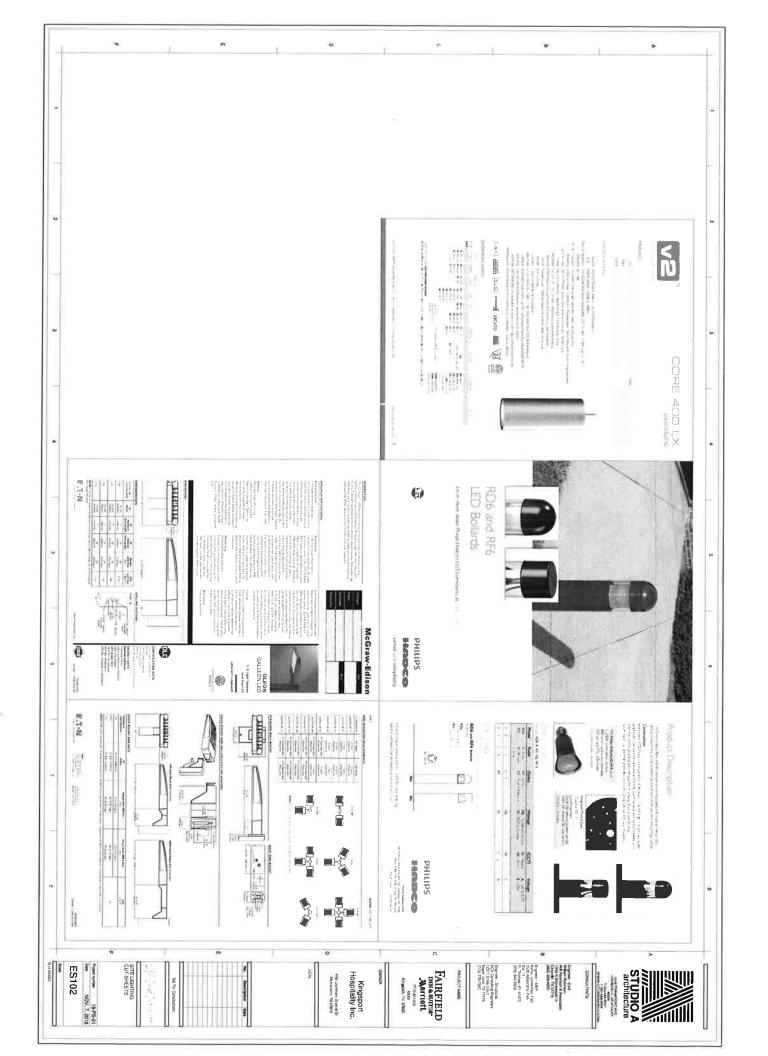
Fairfield Inn Kingsport South Wilcox Drive Kingsport, Tennessee

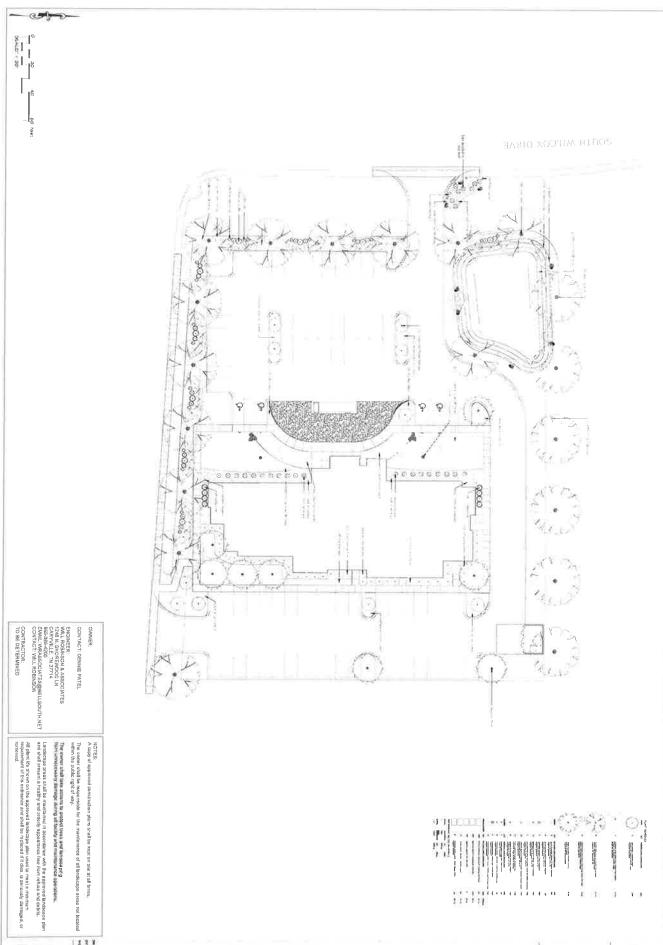




1248 North Shorewood Lane Caryville, TN 37714 (865) 386-4200









FAIRFIELD INN KINGSPORT

SOUTH WILCOX DRIVE KINGSPORT, TN





2 channel letters

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications: Construction: 3" X .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 2447 white acrylic

Trim Cap: 1" black For trimless letters, 7/16" 2447 white acrylic to be used

Illumination: GE White LED's as required (225 lumen sets and smaller), trimless letters should be used.

with letter strokes less than 1" (on 24" "Fairfield" letter

* For "By Marriott" and "Inn & Suites" channel letters

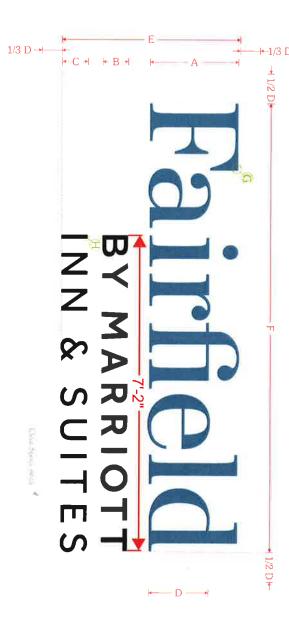
output)

Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 2447 white acrylic with dual-color film & Suites by Marriott". For trimless letters, 7/16" 2447 2447 white acrylic with 3635-222 dual-color film - "Inn white acrylic to be used with edges of letter faces painted to match Pantone® 5405 C blue - "Fairfield" and 3/16"



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F-24CL-2L	24"	7"	7 1/16"	1'-4 3/16"	4'-0 3/4"	10'-2 7/16"
F-30CL-2L	30"	8 3/4"	8 13/16"	1'-8 1/4"	5'-1"	12"-9 1/16"
F-36CL-2L	36"	10 1/2"	10 9/16"	2'-0 5/16"	6'-1 3/16"	15'-3 5/8"
F-48CL-2L	48"	1'-2"	1'-2 1/16"	2'-8 7/16"	8'-1 9/16"	20'-4 7/8"

* Letter height determined by the height of the letter "F"









Side Profile



For Light Tone Building Backgrounds | Letters to appear blue and black during the day and illuminate white at night

Nighttime Appearance

Fairfield

"ININ & SUITES" to be used in U.S. and Canadian markets

Daytime Appearance

3 porte cochere letters

SPECIFICATIONS PORTE COCHERE LETTER

For Light Colored Backgrounds

Letter Specifications:

Construction: .063" non-illuminated aluminum channel letter Face Material: .125" routed aluminum

Illumination: Exterior flood lighting Exterior Finish: Paint Pantone® 5405 C blue and Matthews MAP-LVS929 Carbon Black, satin finish

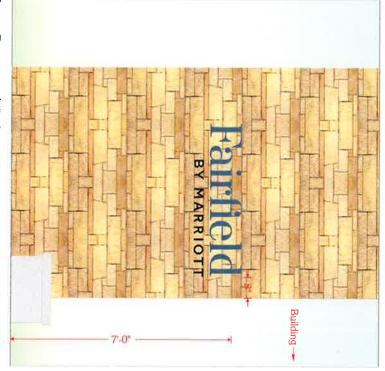
* Mounting studs to be included to stand letters off of wall a minimum of 1/2"



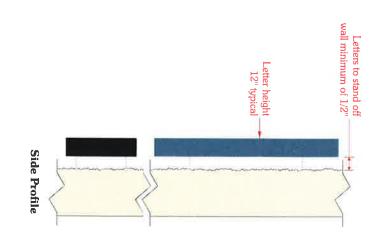
Letter Layout



Day and Night Appearance



Letter Positioning | "by Marriott" letters are always right justified to "Fairfield"





MONUMENT SPECIFICATIONS

Monument Specifications:

Construction: Aluminum angle frame with .125" aluminum shoe-box style faces

Face Construction: Routed aluminum with backer panel Retainer: Bleed face

Illumination: GE White LED's Exterior Finish: Paint Pantoneo

Exterior Finish: Paint Pantone® 5405 C blue, satin finish and Pantone® 877 C Silver, satin finish Interior Finish: Paint reflective white

Monument Face Specifications:

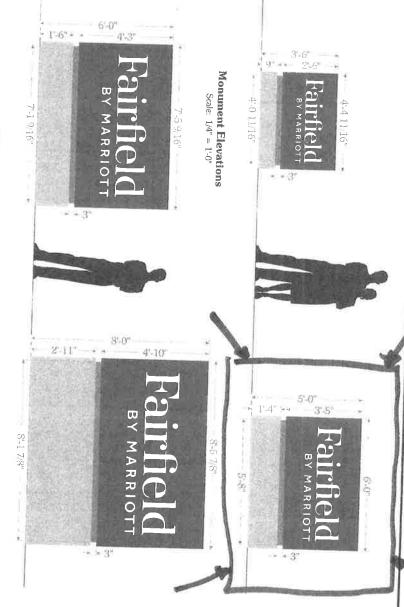
Face Construction: Routed aluminum with backer panel Face Decoration: Paint Pantone® 5405 C blue, satin finish Backer Panel: .118" white solar grade polycarbonate * "Fairfield Inn & Suites" and "Marriott" to appear white during the day and illuminate white at night

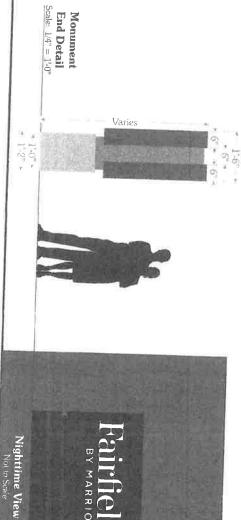
Pole Cover Specifications:

* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

Construction: Aluminum angle frame with .080" aluminum skins

Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish





Fairfield